

RECEIVED

OFFICE OF THE CITY MANAGER NO. LTC # 284-2013

LETTER TO COMMISSIONE

TO:

Mayor Matti Herrera Bower and Men bers of the Oty Commission

FROM:

Jimmy L. Morales, City Manager

DATE:

August 15, 2013

SUBJECT: 1701 Meridian Avenue Facility – Contpleted and Future Improvements

The purpose of this Letter to Commission (LTC) is to provide an update on the various projects that have enhanced or upgraded any portion of the 1701 Meridian Avenue building (a.k.a 777 Building).

Office Of Capital Improvement Projects (CIP)

The CIP Office has performed two projects and has a third project planned to renovate the 1701 Meridian facility. These projects are as follows:

- 1) 1701 2nd Floor Renovations The focus of the project was to provide new offices for the Fire Prevention Division. The scope of the work included: demolition of the original A/C ducts, demolition of some drywall and floor; new bathrooms that comply with Americans with Disabilities Act (ADA) Standards; new air handling unit and associated ductwork; new ceilings and floors; and new paint finishes. The project was completed in December of 2010.
- 2) 1701 3rd Floor Renovations The focus of the project was to provide new offices for CIP. CIP Office to be relocated from 2nd floor to the 3rd floor at 777 17th Street. New layout optimizes space to meet CIP Office needs. The scope of the work included electrical, mechanical and plumbing upgrades that optimized the new CIP space. The project was completed in January of 2009.
- 3) 1701 4th Floor Partial Remodeling The focus of the project is to remodel Suite 401 for the Police Department's Special Investigations Unit. The scope of the work includes remodeling and reorganizing the office space, new flooring, new air conditioning, new ceiling tiles, and providing for a reception area. This project was bid in June 2013 and was awarded in July 2013 by Commission to Cast Development, LLC. The contract still needs to be executed and the anticipated start date is September 2013.

Property Management

The Property Management Division is preparing to begin one project at the 1701 Meridian Avenue facility.

A \$480,248.60 contract amount was awarded to Sunryse Construction Company on June 19, 2013 to remove all window and storefront glass doors in the 1701 Meridian Building and replace them with fixed, hurricane-resistant impact glass. Approximately

\$316,156 of the contracted amount is FEMA grant funded. The City's Property Management Division is construction managing the project.

A "Notice to Proceed" was issued to Sunryse Construction Co. on July 23, 2013. The City's Planning & Zoning Department approved the window frame and window glass selection for color and shade clarity on July 29, 2013. The window contractor has submitted architectural and shop drawings that are currently under review in the City's Building Department. It is anticipated the drawings will be approved and the building permit will be issued by the end of August, 2013. In the interim, the window replacement contractor has ordered and received materials for assembly of the window frames and glass. The contractor is in the final stages of logistical planning prior to the work beginning.

Real Estate and Development

The Office of Real Estate and Development is currently managing the interior buildout of Suite 403 for the Miami Beach Visitor and Convention Authority (VCA). VCA will be moving from Suite 402A to Suite 403 upon completion which is estimated for October 2013.

